

ROI-17-A-015



Merrimack Valley Planning Commission

*plan * develop * promote*

December 21st, 2016

Submitted Through Grants.Gov

Subject: FFY17 EPA Brownfields Assessment Grant Proposal
Merrimack Valley Planning Commission, Haverhill, MA

Dear Sir/Madam:

The Merrimack Valley Planning Commission (MVPC) is pleased to submit the attached Grant Proposal for funding consideration under the U.S. Environmental Protection Agency's FFY17 Brownfields Assessment Program.

Environmental site contamination poses a major obstacle to efforts at reviving our region's central business districts and promoting sustainable development in the Merrimack Valley. Our Priority Growth Strategy outlines a regional vision alternative to sprawl. Central to green space preservation is reuse of former industrial properties. The Commonwealth has documented almost 2,000 sites bearing some level of chemical contamination throughout the Valley. And there are likely more to be uncovered as communities work with developers to promote reuse of long neglected downtown and waterfront properties. Presumed contamination complicates financing, permitting processes, and land transfers needed to make positive land use change happen in our 15-community region.

The Merrimack Valley Brownfields Assessment Program and this grant request for \$300,000 is an essential capacity tool critical to our understaffed and under-resourced communities in getting answers on the risks, scope and cost factors needed in making development and planning decisions. Real data and information is essential for financing and implementing cleanups of distressed sites that for too long have been visible sources of community blight.

The Assessment Program complements management operations of the regional Brownfields Revolving Loan Fund (RLF), also operated by MVPC. With the planning assessment resource, we can better prioritize target properties and develop remediation plans for action as a prerequisite to transformative community development.

Key applicant information follows:

a. Applicant: Merrimack Valley Planning Commission, 160 Main Street, Haverhill, MA 01830

b. Funding Requested:

i. Grant Type: Assessment

ii. Assessment Grant Type: Community-wide Region

iii. Federal Funds Requested: \$300,000;

iv. Contamination: Hazardous Substances (\$200,000) & Petroleum (\$100,000)

c. Location: Merrimack Valley Planning District, consisting of 15 municipalities: Amesbury, Andover, Boxford, Georgetown, Groveland, Haverhill, Lawrence, Merrimack, Methuen, Newbury, Newburyport, North Andover, Rowley, Salisbury, and West Newbury. All 15 municipalities will be covered by the proposal, however the primary target area will be the three densely-developed and economically-distressed urban centers of Haverhill, Lawrence, and Methuen.

e. Contacts:

i. Project Director: Joseph M. Cosgrove/Brownfields Prog. Mgr, Merrimack Valley Planning Commission, 160 Main Street, Haverhill, MA 01830; Phone: 978-374-0519; Fax: 978-372-4890; E-mail: jcosgrove@mvpc.org

ii. Chief Executive Official: Dennis DiZoglio, Exec. Director, Merrimack Valley Planning Commission, (to Dec. 31st, 2016) 160 Main Street, Haverhill, MA 01830; Phone: 978-374-0519; Fax: 978-372-4890; E-mail: ddizoglio@mvpc.org. Effective Jan. 3rd, 2017 with retirement of Mr. DiZoglio, Karen Sawyer Conard will become MVPC Executive Director. (e-mail kconard@mvpc.org)

f. Population (Census 2010):

i. MVPC District (15 member communities): 333,748;

ii. MVPC Brownfields Program Target Area (Cities of Haverhill, Lawrence, Methuen): 184,511

iii. Persistent Poverty: The MVPC Assessment Program includes areas of persistent poverty. The City of Lawrence has consistently had highest poverty rate in eastern Massachusetts. Population poverty rate in the City, according to decennial U.S. census reports was 27.5% in 1990; 24.3% in 2000 and 28.5% in 2010. The region is within Essex County of Massachusetts which has had poverty rates significantly lower than the target area. County poverty rate was 10.3% in 2010 and 8.9% in 2000, according to the U.S. Census.

g. Regional Priorities Form/Other Factors Checklist: See attached.

h. Letter from the State Environmental Authority—Letter dated 12/6/2016 from MassDEP acknowledging MVPC application is attached.

We thank you in advance for your consideration of our grant application. Should have any questions or require clarification on any elements of this proposal, please call me or Environmental Program Manager Joseph Cosgrove at (978) 374-0519.

Sincerely,



Dennis DiZoglio
Executive Director

Cc: Chris Lombard, EPA Region 1
Frank Gardner, EPA Region 1

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Merrimack Valley Planning Commission

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities Having Limited In-House Capacity to Manage Brownfields Project

Coordinated Public Funding for Brownfields

Page Number(s): pp.4-5 outlining community in-house capacity needs; p. 6 regarding regional coordinating process and participation of small communities lacking in-house capacity

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	X p. 4
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	X p. 9
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X pp. 10-12
Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X p. 15

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

December 6, 2016

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT
Merrimack Valley Planning Commission, Application for EPA Assessment Grant Funds

Dear Mr. Gardner:

I am writing to support the proposal submitted by the Merrimack Valley Planning Commission (MVPC) under the Fiscal Year 2017 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. The grant from EPA will assist the MVPC in the assessment and cleanup planning of various Brownfield sites within the Merrimack Valley, targeting the Gateway Cities of Lawrence, Methuen, and Haverhill. The existing Revolving Loan Fund grant to MVPC that was recapitalized in FY2016 will enhance the proposed EPA assessment funding, if awarded.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available incentives. The Massachusetts Department of Environmental Protection (MassDEP), through our regional offices, provides technical support to Brownfield project proponents when regulatory issues arise. If this proposal is selected, MassDEP will work with our state and federal partners to provide the support to MVPC that will be needed to help make this project a success.

We greatly appreciate EPA's continued support of Brownfield efforts in Massachusetts.

Sincerely,

Rodney Elliott
Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Joseph Cosgrove, Environmental Program Manager, Merrimack Valley Planning Commission
Joanne Fagan, Brownfields Coordinator, MassDEP Northeast Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP Southeast Regional Office

This information is available in alternate format. Call Michelle Waters-Ekanem, Diversity Director, at 617-292-5751. TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

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Merrimack Valley Planning Commission NARRATIVE PROPOSAL

1. Community Need

1.a. Target Area and Brownfields. 1.a.i. Community and Target Area Description. The Merrimack Valley Planning Commission (MVPC) region encompasses 15 cities and towns with a population of 333,748 people in the Merrimack River Valley of Essex County, MA. Merrimack Valley's industrial factories in the core cities of Lawrence, Haverhill and Methuen relied on the Merrimack River for power and led the 19th century American industrial revolution. The region has endured decades of economic transition since the 1950's: the decline of the dominant textile and leather industries, suburbanization, the boom and bust of the plating industry, and successive waves of new immigrants, the most recent primarily from Latin America and Asia. Long-term unemployment, wage stagnation, high poverty rates and a legacy of industrial-era environmental contamination continue to be structural barriers to economic revitalization. These structural challenges persist since the Great Recession of 2008-2009, which burdened the region with high-profile plant closings and job losses.

The Merrimack Valley region has been designated an Economic Development District by the U.S. Economic Development Administration because of the economic distress indicators and Brownfields condition throughout the region which are most pronounced in the immigrant Gateway cities of Lawrence, Haverhill, and Methuen, the target communities for the MVPC Brownfields Program. According to the 2010 U.S. Census, the core cities are home to 55% of the region's population and 45% of the region's employment. These cities' landscapes are still dominated by large industrial mill complexes which for generations supplied tens of thousands of jobs and were the mainstay of the regional economy. Many of the mill buildings, now vacant or underutilized as storage or warehousing are magnets for trespassers, vagrancy, arson, and illicit drug use and production. Similarly, metal plating shops that briefly took root across our region in the latter half of the 20th century are now shuttered urban blight properties. Redevelopment of these sites for uses that can contribute to community economic health is hindered by the presence or likely presence of environmental contamination.

1.a.ii. Demographic Information and Indicators of Need.

	Target Community - Lawrence	Target Neighborhood -Tracts 2601/2608 Haverhill	Target Neighborhood -Tracts 2523/2524 Methuen	Massachusetts	National
Population ¹ :	78,192	11,080	10,816	6,657,291	314,107,084
Unemployment ² :	6.4%	3.5%	3.9%	3.3%	5.0%
Poverty Rate ¹ :	28.5%	23.6%	17.1%	11.6%	15.6%
Percent Minority ¹ :	82.3%	50.24%	58.3%	25.0%	37.2%
Median Household Income ¹ :	\$38,186	\$40,799	\$41,384	\$69,160	\$53,482
% Foreign Lang. Spoken at Home ¹	76.6%	42.19%	53.21%	22.2%	20.9%
% Educ. Attainment Over age 25 w Less than High School ¹	31.5%	28.72%	24.29%	10.5%	13.6%

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% Households with SNAP benefits ¹	40.9%	35.01%	25.22%	12.37%	13.7%
¹ Data is from the 2010-2014 American Community Survey data profile.					
² National Data is from the Bureau of Labor Statistics, available at www.bls.gov ; State & City-level data from MA Executive Office of Labor & Workforce Development (Sept. 2016).					

The MVPC region Assessment Program is targeted to Gateway communities, former industrial mill centers that have experienced major economic dislocation and demographic change in this generation with factory closures and immigration from South/Central America, the Caribbean and South Asia. Environmental justice is a major issue in our region with minority, poor and immigrant people concentrated in the program target Gateway cities. Racial and ethnic minorities there make up more than 50% of the population, and in Lawrence, the poorest community in Eastern Massachusetts, more than 80% of the city residents are minority residents, according to U.S. Census data.

1.a.iii. Brownfields and Their Impacts. Today, remnants of our industrial legacy are Brownfields located throughout the region and particularly concentrated in the urban centers of our target communities. Blighted properties continue to be a threat to our environment, our health and safety, and our economy. Our current Brownfields inventory has identified 973 Brownfields sites in the target areas and 1,985 sites overall in the region. Our previous program has identified 28 High Priority Sites in need of assessment impacting over 124 acres of developable land including the Stevens Mill in Haverhill's Lower Acre and the former Tombarello's metal recycling site in Lawrence. These sites face significant environmental challenges that have crippled property reuse efforts including concerns regarding petroleum, lead, hexavalent chromium, arsenic, cyanide, PAHs, PCBs, VOCs, asbestos, pesticides and rodenticides. Whole city blocks including Upper Merrimack Street in Lawrence are hollowed out by mill complexes full of lead and asbestos-contaminated buildings with soil impacted by PAHs, petroleum, arsenic, lead, cadmium, and other metals. Abandoned metal plating facilities (including the former Coastal Metals facility in Merrimack), often just yards from residential properties, are sources of groundwater contamination with chlorinated solvents that pose significant risk of vapor intrusion to neighbors. The many abandoned & dilapidated gasoline service stations and auto body repair shops that dot our region (including numerous sites in the Haverhill's Lower Acre and Lawrence properties along the abandoned Manchester-Lawrence rail branch line corridor) stand as another visible indicator of economic distress. These sites pose potential risk for gasoline, fuel oil, waste oil, and lead contamination.

1.b. Welfare, Environmental, and Public Health Impacts. 1.b.i. Welfare Impacts. The hundreds of abandoned buildings in our target communities represent an ongoing *fire safety threat* to area residents and properties which represent significant welfare impacts in our target area. Vacant buildings are magnets for vagrancy, illicit drug use, and arson. On January 13, 2014, a four alarm fire broke out in the former Merrimack Paper Co. mill in downtown Lawrence. Due to the deteriorated conditions in the mill, the Lawrence Fire Department had the building on their 'do-not enter list' and were constrained in combating the blaze. On September 20, 2015, arson at the Brownfields targeted Stevens Mill gutted the northern wing of the massive mill structure and led to road closures and evacuations as state and local officials worked over a week to control the fire and clean up the site (Eagle-Tribune, 9/21/2015).

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In addition, Brownfields conditions have exacerbated a health and housing crisis in our region. According to U.S. Census data, the last recession left a significant increase in vacant, substandard homes in each of the three target communities. Haverhill, Lawrence and Methuen housing vacancies rose nearly 90% last decade. MVPC Brownfields Program has supported Methuen and Haverhill in setting up property receivership programs to encourage property maintenance. The demand for safe, affordable housing is still not yet met. When the Archdiocese of Boston partnered with Haverhill converting a former school in the City's Lower Acre to 12 units of housing, more than 400 income eligible families applied for residence in Fall 2015.

1.b.ii. Cumulative Environmental Issues. The Merrimack Valley industrial history has left a legacy of unintended problems that the region continues to grapple with while attempting to balance economic development and environmental interests. The Merrimack River and its tributaries provided power and transport to the mills. Rivers were dammed, channelized, diverted into canals, buried in culverts, and used for disposal of industrial and biological wastes for the convenience or short-term benefit of industries that have long since left our region. The consequences have been increased risk of flooding, contaminated sediments along stream banks including elevated levels of polycyclic aromatic hydrocarbons (PAHs), metals, phosphorus and bacteria, and collapse of native anadromous fish populations – salmon, shad, sturgeon, and striped bass – that once seemed inexhaustible. Flooding risk is a paramount concern with vulnerability heightened by the impacts of climate change.

The Spicket River, which flows through the Arlington Neighborhood of Methuen and Lawrence, is a major flooding concern. The area has endured at least four 100-year floods over the past twenty years. Significant portions of Haverhill's Lower Acre mill district are within the 100-year floodplain of the Little River, which is slowed by a nearly 200-year-old stone dam and contained in a concrete conduit beneath downtown. The conduit periodically clogs with debris, exacerbating the flooding problem in the Lower Acre. All three cities are burdened with outdated infrastructure including combined sewer stormwater systems that lack capacity to handle increased runoff. In Haverhill alone, there have been more than 190 incidents since 2008 of sewage overflows from the system into the Merrimack and Little rivers. Haverhill and Lawrence are working under consent agreements with EPA to upgrade stormwater management systems and implement Illicit Discharge Detection and Elimination programs to minimize risk of pollutant discharges.

In addition, the region's Gateway cities have some of the oldest housing stock in the Commonwealth. According to the 2015 American Community Survey, more than 55% of the 26,828 housing units in Lawrence were built prior to 1939 and 81% of the housing stock contains lead paint, according to the Mass. Dept. of Public Health (DPH).

1.b.iii. Cumulative Public Health Impacts. Our region's older housing stock and contamination in soils, groundwater, and rivers have disproportionately impacted residents' health in our target communities; the data is significant. Lawrence General Hospital reported in its 2013 Community Health Needs Assessment that premature mortality rates (death before age 75 per 100,000 population) in Haverhill and Lawrence were 325.4 and 292.0 per 100,000 people, respectively—significantly higher than the statewide rate of 273.6 premature deaths per 100,000. In Lawrence, our region's largest city and target area core, the health challenges are daunting. The Hispanic population faces barriers in health care access and are disproportionately without health insurance. Per a 2014 Blue Cross Blue Shield study, Hispanics are 22% of the uninsured

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nonelderly population in MA. ***Infant mortality rate is 25% higher than the state rate*** along with a ***25% decrease in mothers receiving adequate prenatal care*** and a nearly ***3-fold increase in births to adolescent mothers***. Stresses already evident on a sensitive infant population due to a lack of care or a developmentally immature mother can be greatly exacerbated by the addition of chemical stresses, either during fetal development or in the years following birth.

Finally, statistics on ***mortality, hospitalizations, lead poisoning, and emergency rooms visits due to asthma as well as overall asthma rates in 0-4 year olds, 5-14 year olds, and 15-34 year olds are all between 1.5- and 3-fold higher than state rates. Children in Lawrence have asthma rates in the general population that are 67% higher than the statewide average*** (Sources: Mass. Department of Public Health and Boston University School of Public Health for Massachusetts Prevention Center). Asthma prevalence is linked to the building environment and is exacerbated by airborne particulates due, in part, to the presence of auto-related uses and industrial facilities. Although banned in 1978 in Massachusetts, lead paint in older homes is the most common source of lead poisoning in children putting them at risk of damage to brain, kidney and nervous system functions. ***Lead levels in children in Lawrence are currently three times the state rate.*** This risk is exacerbated by brownfields, many of which are contaminated with lead and other heavy metals.

1.c. Financial Need. 1.c.i. Economic Conditions. MVPC is a regional planning agency dependent on federal, state and foundation grant funding for multi-community initiatives as member dues make up only 6% of our annual budget. Existing Brownfields Assessment resources available through our current Brownfields Assessment program are depleted at a time when renewed developer interest in Brownfields properties has generated more demand for environmental site assessments. Our targeted Gateway communities are among the poorest urban areas in Massachusetts with municipal budgets dependent on state aid and property tax revenue increases capped at 2.5% annually.

Our Communities Lack Local Financial Capacity: All three target communities have limited in-house Brownfields capacity, lack the means to fund site assessment and cleanups using local resources alone, and therefore rely on the coordinated approach with MVPC. Their annual operating budgets are already severely strained with the demands for even basic services – schools, public works, police and fire protection – outstripping the available revenues. Lawrence is Massachusetts’ poorest city where median household income fell 20% between 1980 and 2010. In the wake of the financial crisis, the City was forced to cut Public Safety budgets and subsequently experienced a 63% increase in violent crime according to the Lawrence Police Department. In recent years, numerous cost-cutting measures have been invoked by all three communities, including service regionalization, hiring freezes and layoffs of various department personnel. The cuts have impacted capacity of municipal government to undertake community development initiatives including Brownfields assessment and redevelopment. The sheer magnitude of the Brownfields problem (over 250 sites in a compact 14-sq.mi. area) overwhelms the community resources to tackle this problem. Our smaller towns face additional obstacles without adequate community development planning or project management staff capacity. Eight of our 15 communities have populations of less than 10,000 people; yet cumulatively these eight have 309 MassDEP identified contaminated brownfields. These communities have limited in-house planning staff capacity, constrained access to financing, and lack of qualified developer interest for investing in complicated, high-risk real estate transactions. For these communities, the regional Brownfields Program can fill a much-needed void and, as a region-wide program,

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provide a coordinating process to maximize the transformative impact of environmental remediation work in the Merrimack Valley.

1.c.ii. Economic Effects of Brownfields. Impact of the 2008-2010 Great Recession and aftermath has been significant in the Merrimack Valley particularly as the manufacturing sector in 2010 represented 20% of the region's employment base (compared to 10% statewide.) According to the Mass. Executive Office of Labor & Workforce Development, since 2009, the region experienced 52 plant closings with loss of 3,411 jobs. Highly visible plant closures in the past 24 months have included Polartec (textile manufacturer Lawrence/Methuen – 475 jobs); General Mills Yoplait (food manufacturer Methuen—119 jobs); CBE Companies (call center Haverhill—66 jobs); Microsemi Corp (semiconductor manufacture Lawrence—120 jobs); 3D Systems (tech manufacture Andover—100 jobs); Converse (textile manufacturer North Andover – 400 jobs) and Dow Chemical (manufacture North Andover—49 jobs).

The prevalence of Brownfield sites in our region, especially in our urban core communities of Lawrence, Haverhill and Methuen, has a severe, ongoing impact on our regional and local economies and workforce. The impact is visually pronounced on South Merrimack Street in Lawrence at the former Merrimack Paper site, the abandoned rail corridor through the City, and the Tombarello site abutting I-495. In the latter site, idle for the past decade and in 2016 taken possession by the City as a distressed property in tax title, the Lawrence Economic Development Director estimates the opportunity cost of blight and inactivity at the 14-acre site at \$260,000/year in tax revenue. All three target cities are among the 26 municipalities designated by the Commonwealth as immigrant Gateway communities and prioritized by state agencies for economic development assistance. As defined in Chapter 23A of Mass. General Laws enacted in 2009, Gateway Cities are midsize urban centers that anchor regional economies and face stubborn social and economic challenges while retaining "many assets with unrealized potential." These communities, which all had a legacy economic base in manufacturing, have struggled as the State's economy shifted toward skills-centered knowledge sectors (increasingly clustered outside the region).

Lawrence, our largest city, has been federally-designated a HUB Zone by the U.S. Small Business Administration, providing financing incentives for small businesses. It is the poorest city in eastern Mass., with the lowest per capita and median household income (U.S. Census ACS 2010-2014). One in four families lives in poverty, and unemployment rates consistently hover at twice the regional, state, and national averages. Additionally, **over 30% of the population has limited English proficiency, and fewer than 70% of adult residents have a high school diploma or equivalent.** Redevelopment within dense urban Merrimack Valley communities always involves some levels of environmental contamination. Potential of unknown costs and liability concerns complicate financing of real estate deals. The regional Brownfields Program is one of the few resources communities can use to catalyze sustainable development at blighted properties and take steps to reverse neighborhood disinvestment.

2. Project Description and Feasibility of Success

2.a. Project Description, Timing and Implementation. 2.a.i. Project Description and Alignment with Revitalization Plans. The overall goal of the MVPC Brownfields Assessment Program is to return sites with real or perceived contamination back into productive use for our target communities. The Program will provide the critical environmental information to prioritize cleanups that can be financed privately and with potential gap financing through our existing Merrimack Valley Brownfields RLF. Together the RLF informed by the Brownfields

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Assessment program funds can serve as a critical resource tool to spur redevelopment in the three target area central Gateway cities as well as the 12 other Merrimack Valley communities. We anticipate we will complete 5 hazardous and 3 petroleum sites. Sites nominated to the Brownfields Program will go through the existing site selection process (see 2.a.ii). Priority is given to sites in low to moderate income downtown/village areas. These areas generally contain public and private investment in infrastructure and have public transit service that connects the town to a large portion of the region. By targeting projects that can take advantage of existing infrastructure we reduce development pressures on raw land outside the village and downtowns.

MVPC has developed a strong track record since our first assessment grant in 2003 in implementing efficient and successful Brownfields programs. We have depleted our regional assessment resources this past year and will use the FY17 Assessment grants with our existing Brownfields Revolving Loan Fund and other available resources including CDBG and MassDevelopment programs made available to member communities in planning, site evaluation and redevelopment, all part of our comprehensive regional economic development strategy. Prospects for implementation success are high given the following factors.

Each of our targeted Gateway communities already have an extensive inventory of priority brownfield sites. Lawrence has focused attention on Brownfield opportunities with its EPA-led “Making a Visible Difference” planning initiative and this year is establishing a urban renewal district in the target area. Methuen is establishing a smart growth zoning district in its downtown/industrial area to promote denser, mixed use development. And Haverhill in 2016 has been recognized by the Federal Reserve Boston as a Working Cities Challenge community supporting the Mount Washington Alliance partnership efforts in neighborhood-based actions to increase employment opportunities, improve the quality of education, and connect Haverhill residents to food nutrition and health resources. With these programs, the Merrimack Valley region is well positioned to create opportunity for effective community engagement and for leveraging private investment in brownfields redevelopment.

MVPC will continue our enhanced community engagement and education effort in partnership with Groundwork Lawrence (GWL), the neighborhood non-profit based in Lawrence with extensive experience in community building. Targeted outreach to neighborhood organizations in Lawrence, Haverhill and Methuen will focus on connecting Brownfields site assessment and planning activity to larger neighborhood area visioning and problem-solving.

MVPC will procure one or more Environmental Consultants with Licensed Site Professionals (LSPs) to perform Phase I and II environmental site assessments (ESAs) on priority sites nominated by Committee members. Our approach is a simple but strategic one: using the municipalities’ current redevelopment plans and the region’s *Merrimack Valley Priority Growth Strategy* (updated Fall 2014) to inform our assessment strategy, we will work ‘lot by lot, then block by block’ to begin restoring the vibrancy of our urban neighborhoods which for too long have been areas of disinvestment.

MVPC has an objective process in place for selecting appropriate sites for assessment. This process employs weighted ranking criteria for comparing merits of prospective site applications. Sites are first prescreened by MVPC staff with the environmental consultant to determine eligibility under EPA program guidelines. The reuse of existing infrastructure will be a critical and necessary component of the Brownfields redevelopment projects we plan to employ. We will be assessing and promoting redevelopment of sites that advance EPA/HUD/DOT livability

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principles directly by supporting existing communities, enhancing the economic competitiveness of our region by leveraging investment in underserved neighborhoods, and valuing communities & neighborhoods with meaningful opportunity for citizen engagement and involvement through existing partnerships. Our Brownfield Program decision-making will include site selection criteria that includes (1) meeting the critical regional need of jobs, increased wages and education attainment; (2) improving area water quality; (3) being accessible by public transportation and being within walking distances of population centers and greenspace; (4) having access to water/sewer infrastructure; (5) reusing existing buildings, including those with historical value; and (6) consistency with current local zoning and planning initiatives. Many of MVPC's potential Brownfield sites are in downtowns and are vacant or underused facilities. Buildings, associated water/sewer services, parking and transportation access are already in place in these areas and thus, would be reused as part of the project.

2.a.ii. Timing and Implementation. (a) Contractor Procurement. MVPC has an unblemished track record of effective grant management of EPA programs, and we have a thorough understanding of the contract mechanisms, restrictions, and requirements. MVPC will continue to follow federal guidelines and state law in public procurement for Licensed Site Professionals (LSP)/Environmental Contractors within weeks of finalizing our Cooperative Agreement with EPA. The contractor selection process, led by the Environmental Program Manager, will take two to three months. The procurement process involves public notice and outreach to environmental engineering firms; issuance of a Request for Proposals (RFP); ranking of the proposals by the MVPC staff and MVPC Brownfields Committee; and contractor selections. All proposal submittals, evaluations and contracts shall conform to the Federal Uniform Procurement Act and Mass General Laws, Chapter 30B (MGL, Ch. 30B). At MVPC we put a strong emphasis on selecting contractors who have existing generic Quality Assurance Project Plans with EPA Region 1. This can dramatically shorten the time required to prepare work plans and for EPA review and approval.

2.a.ii. (b) Site Inventory Process. Outreach to member communities is ongoing and proactive, so that City, neighborhood and regional partners can assist in identifying and prioritizing sites. We will hold a regional/community advisory meeting of project partners within one month after the selection of the environmental contractor(s) to discuss prioritization of sites. Since we have a long familiarity with the eligibility requirements of EPA's program, we can quickly identify which projects we can include in the program, including petroleum sites that need an eligibility determination from MassDEP and properties where it is feasible to obtain timely access agreements.

Site Eligibility: Sites in all 15 MVPC District municipalities will be eligible to participate in the program. The focus (minimum target of 60% of funding) will be on urban sites in the densely-developed city neighborhoods of Haverhill, Lawrence and Methuen. These three cities have the bulk of the region's Brownfield sites, as well as the highest concentration of residents (including low-income minority populations) who are at risk from the contaminants and blight conditions attendant at these sites. We will also continue to encourage and support our non-Gateway communities, many of whom lack community development project funding or staff.

Priority Sites: Two sites have already been identified as high priority, the Haverhill Stevens Mill site and the Lawrence former Tombarello site and will be given immediate consideration upon award of the grant. Further prioritization will be based on the above established criteria (see 2.a.i, above) of meeting a critical community need, reusing infrastructure, and being consistent

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with current zoning planning initiatives. Our preferred redevelopment scenario involves the assessment, cleanup and adaptive reuse of vacant or underutilized properties that can meet multiple selection criteria above.

2.a.ii.(c) Site Access. Ownership participation in the Brownfields process is critical to the successful implementation of any Brownfields project. Therefore, ownership participation and buy-in is a must. As part of the site inventory and selection process, site access will be one of the threshold criteria for determining whether assessment activities are conducted at these sites. If access is not available to the site, then assessment activities will not be conducted at these sites. Using our current Access Agreement, access has not been an issue as part of our past grants and are not anticipated to be a hindrance during the implementation of this Brownfields Assessment Program.

2.b. Task Description and Budget Table. 2.b.i. Task Description. MVPC will utilize the Brownfields funding to continually update our existing Brownfields inventory as well as conduct environmental assessment at 7 additional sites within the region. Our proposed tasks and budget are presented below:

Task 1: Cooperative Agreement Oversight: MVPC will administer the program and provide economic development and planning staff support for the implementation activities with minimal grant supplies budget of \$1,000 (\$500 per grant). MVPC will conduct contractor procurement, convene and provide staff support to the region's Brownfields Steering Committee which will continue to work cooperatively with local officials and business leaders. The Contractor will assist MVPC in ACRES and quarterly reporting (12 reports = \$1,000 per grant / \$2,000 total). MVPC staff time of 200 hrs x ~\$50/hr = \$5,000 per grant or \$10,000 total. Travel cost (mileage/airfare/ lodging/ per diem) for EPA training of 2 staff attendance at 2 national conferences is \$4k per conferences or \$8,000 total (\$4,000 per grant). Outputs consist of 12 Quarterly reports, closeout report and MBE/WBE reporting. MVPC staff will attend 2 EPA Brownfield conferences & training.

Task 2: Community Outreach: MVPC staff in partnership with GWL to lead targeted proactive community outreach and education process. MVPC and GWL will host a minimum of 12 public outreach/education meetings and community-building activities. MVPC Staff for 12 meetings x 20 hours per meeting x \$50/hr is \$12,000 total plus \$1,000 for travel and \$15,000 for GWL staff including printed material, space/service rental, flyers and handouts. Outputs consist of presentations and planning/education outreach in target neighborhoods with sharing of information through print, website, and social media.

Task 3: Identify and Prioritize: With support from the Steering Committee, local community development personnel, our hired LSP/Environmental Contractor, and using the evaluation criteria cited above, MVPC's Brownfields staff will select the region's highest ranking sites for assessment. As part of this process, MVPC will update the Regional Brownfields Database within the MVPC economic development website www.mvmb.biz, which in addition to providing developer marketing information on Brownfields opportunities, will be used, in conjunction with ACRES, to track and store site information, including progress and future steps and to assist in strategic planning and EPA grant reporting. MVPC and Contractual: 15 priority sites x \$865/site = \$6,500 per grant / \$13,000 total). Outputs consist of inventory record updates of potential sites and 15 prioritized sites.

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Task 4: Phase I ESAs: MVPC will evaluate 8 previously un-assessed properties (5 hazardous substances and 3 petroleum) for a Phase I ESA that meets EPA's All Appropriate Inquiries criteria. Where possible, these properties will be "clustered" or "grouped" to complete assessments simultaneously to maximize efficiency. MVPC will work with private property owners to make the process collaborative and participative. We have estimated \$3,500 for a typical Phase I ESA (\$17.5k for haz. and \$10.5k for pet.). Staff time will be provided in-kind. Outputs consist of 8 Phase I ESAs completed and reported in ACRES.

Task 5: Phase II ESAs: MVPC intends to complete Phase II ESAs at approximately 7 properties (5 hazardous substances and 2 petroleum). The cost of each Site-specific Quality Assurance Project Plan (SSQAPP) and Phase II will vary upon the size, complexity, and type of material investigated. MVPC will work with private property owners to resolve access issues and will establish reporting responsibility should state or federal notification thresholds be met. We have estimated cost of SSQAPP/Phase II (5 sites x \$28,500/site = \$142,500 haz. grant and 2 sites x \$24,750 = \$49,500 pet. grant). Staff time will be provided in-kind. Outputs consist of 7 SSQAPP/Phase II ESAs.

Task 6: Remedial/Reuse Planning/Plans: MVPC intends to evaluate cleanup alternatives on 4 properties (2 hazardous substances and 2 petroleum). We have estimated \$4,500/site for remedial planning (2 sites x \$4,500/site = \$9,000 each grant or \$18,000 Total Task Budget.) Staff time will be provided in-kind. Outputs consist of 4 Remedial Action/Reuse Plans.

2.b.ii. Budget Table

	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Total
	Cooperative Agreement Oversight	Community Outreach	Identify/Prioritize	Phase I ESAs	Phase II ESAs	Reuse Planning	Total
Hazardous Substances Assessment Budget Table							
Personnel	\$ 5,000	\$6,000	\$3,500	\$ 0	\$ 0	\$ 0	\$ 14,500
Fringe Benefits	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Travel	\$ 4,000	\$ 500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,500
Supplies	\$ 500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 500
Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Contractual	\$ 1,000	\$ 7,500	\$3,000	\$17,500	\$142,500	\$9,000	\$180,500
Total	\$ 10,500	\$ 14,000	\$6,500	\$17,500	\$142,500	\$9,000	\$200,000
Petroleum Assessment Budget Table							
Personnel	\$ 5,000	\$6,000	\$3,500	\$ 0	\$ 0	\$ 0	\$ 14,500
Fringe Benefits	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Travel	\$ 4,000	\$ 500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,500

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	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Total
	Cooperative Agreement Oversight	Community Outreach	Identify/ Prioritize	Phase I ESAs	Phase II ESAs	Reuse Planning	Total
Supplies	\$ 500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 500
Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Contractual	\$ 1,000	\$ 7,500	\$3,000	\$10,500	\$49,500	\$9,000	\$ 80,500
Total	\$ 10,500	\$ 14,000	\$6,500	\$10,500	\$49,500	\$9,000	\$100,000

2.c. Ability to Leverage. MVPC has demonstrated capacity leveraging other investments for Brownfields redevelopment. We will be building on our record with this round of assessment grant funding. Firm leverage commitments are included in **Appendix C**.

MVPC Brownfields RLF Program: MVPC currently maintains a Brownfields RLF program to support cleanup efforts at Sites to be assessed under this program. MVPC currently has \$840k available for loans and subgrants and has committed using these funds for this Program.

Federal Grant Funds: Lawrence, Haverhill and Methuen all have active community development programs with access to federal CDBG funds. Lawrence and Haverhill are HUD Entitlement communities for CDBG. For all three communities, Brownfields redevelopment are strategic priorities, and CDBG funds will be used to support Brownfields cleanup.

State Leveraging: MassDevelopment, a quasi-public state financing agency that serves on the Merrimack Valley Regional Brownfields Steering Committee. MassDevelopment has made available low-interest loans of up to **\$500K** (for assessment) and up to **\$2M** (for remediation projects). MVPC has access to MassDEP's Site Assessment and Remediation Support Services (SARSS) program to provide additional site evaluation support.

3. Community Engagement and Partnerships

3.a. Engaging the Community. 3.a.i. Community Involvement Plan. MVPC will continue our partnership with GWL to enhance our Brownfields Program community outreach and education efforts. MVPC will organize a program of 12 neighborhood-based information and outreach sessions integrating Brownfields site assessments into broader community-building planning initiatives in Lawrence target neighborhoods, Haverhill Lower Acre and Mt. Washington neighborhoods, and Methuen Downtown and Arlington neighborhoods. With GWL organization assistance, we will act on an ambitious, multi-faceted citizen involvement plan of community programs to engage neighborhood residents and stakeholders. The outreach process will provide forums for education on site assessment and redevelopment plans as the program progresses and opportunity to incorporate neighborhood feedback in the planning and decision-making process. In addition, our Brownfields Steering Committee, made up of representatives of state agencies, the regional workforce investment board, regional watershed associations, City/Town officials, and Gateway community neighborhood-based organizations, will meet quarterly to monitor progress and provide policy direction in outreach and site prioritization.

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3.a.ii. Communicating Progress. In carrying out this program, special consideration will be given to providing equal access to our region's harder-to-reach residents, including the large Hispanic population (*environmental justice*) for whom language can be a barrier. Meeting notices and materials, as well as website postings, will be presented in both *English and Spanish*; translation and signing services will be provided at public meetings as needed and requested. Staff will also make use of MVPC's language proficiency analysis update to coordinate other appropriate language outreach and consult with local partners to design a meeting schedule facilitating participation. Factors to be considered will include daytime/evening meetings, transit hours of operation, convenient, transit-served locations, and provision of childcare services if needed. Our meetings will be advertised through *news releases, direct mailings, and public postings, including posting on MVPC's regional website (www.mvpc.org) and social media (Facebook and Twitter)* as well as the websites of our target community partners and community-based organizations. Through daily communication and hands-on project work with neighborhood groups and citizens, our community-based organizations will play a key role in effective outreach to publicize and promote meaningful participation in target neighborhoods.

3.b. Partnerships with Government Agencies. **3.b.i. Local/State/Tribal Environmental Authority.** The *Massachusetts Department of Environmental Protection (MassDEP)* is the state agency responsible for ensuring clean air and water, the safe management of toxics and hazards, the timely cleanup of hazardous waste sites and spills, and the preservation of wetlands and coastal resources. MassDEP's regional Brownfields coordinator will continue to participate on the MVPC Steering Committee and will provide regulatory oversight and support even though Massachusetts relies on a privatized regulatory system (through using Licensed Site Professionals). In addition, MVPC will coordinate closely with the *Municipal Health Departments and MA Dept. of Public Health*. Directors of the local health departments meet throughout the year with MVPC and support MVPC in maintaining written records of local threats to human health and will provide data, monitoring assistance, and technical aid to determine courses of action to deal with particular contaminants and health risks found in our assessments.

3.b.ii. Other Governmental Partnerships. **U.S. EPA:** EPA will be our primary federal partner in our regional program and will provide valuable review and direction throughout the grant period. EPA Region 1 Program Officer will be an active member of our Brownfields Steering Committee, review contract documents, and approve site eligibility. **MassDevelopment:** A quasi-public state financing agency that also serves on our Brownfields Steering Committee and has close collaboration with MVPC. MassDevelopment's economic development programs complement MVPC's regional Brownfields program and are a source for leveraging state redevelopment assistance. **Local Municipalities:** Andrew Herlihy, Haverhill Brownfields Program Coordinator; Abel Vargas, Lawrence Economic and Community Development; and William Buckley, Methuen Community Development Director all have broad experience in community redevelopment and will provide ongoing guidance to MVPC in site selection, reuse planning, leveraging of funds, and community engagement.

3.c. Partnerships with Community Organizations. **3.c.i. Community Organization Description & Role.** Our Brownfields team has developed strong working partnerships with a number of key community-based organizations in our region. The following organizations will play a vital role in the successful planning and implementation of our Brownfields program:

Groundwork Lawrence (GWL) is a local non-profit organization working to achieve sustained improvement and management of the physical environment. Through its strong neighborhood

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ties and grassroots project work, GWL will be a partner to MVPC in implementing a proactive outreach and education program centered on the site assessment and reuse planning process, with targeted engagement to the region's large Hispanic community impacted by our numerous abandoned and blighted industrial sites.

Northern Essex Community College (NECC) is the Merrimack Valley's only community college, and has campuses in our region's two largest and most disadvantaged communities: Haverhill and Lawrence. MVPC relies heavily on NECC's centralized public meeting facilities to facilitate our Brownfields assessment program's community involvement program.

Mt. Washington Alliance is the neighborhood-based partnership organization for the central Haverhill neighborhood. The association is pledged to help translate and distribute information outreach materials and publicize program meetings/events.

Ipswich River Watershed Association (IRWA) is a regional environmental organization with area coverages that includes the Merrimack Valley. IRWA and MRWC participate on the Brownfields Program Steering Committee and provide technical assistance in environmental impact analysis and project prioritization.

Greater Haverhill Chamber of Commerce & the Merrimack Valley Chamber of Commerce are the region's largest business network organizations. They will assist with outreach and participate on the Steering Committee.

3.c.ii. Letters of Commitment. Included in **Appendix D**

3.d. Partnership with Workforce Development Program. The Merrimack Valley Workforce Investment Board (MVWIB) is the recipient of EPA Environmental Workforce Development and Job Training Grants and partners with MVPC Brownfields program staff to identify and promote job training and placement opportunities in the region's site assessment and cleanup projects. In 2013, we executed a Memorandum of Understanding setting up regular meetings and communications regarding projects and contracting opportunities, as well as setting local hiring preference goals in the Gateway target communities of Lawrence, Haverhill and Methuen.

4. Project Benefits

4.a. Welfare, Environmental, and Public Health Benefits. The EPA grant will have a major beneficial impact on our target areas by assessing and ultimately helping to remediate and reuse sites where documented contamination problems pose significant risks to human health, safety, and the environment. Our target areas contain the highest concentration of contaminated sites in the Merrimack Valley region, as well as the highest concentration of residents, including most of the region's minority population. By safely removing and disposing of the array of soil, air, and groundwater contaminants present at these sites (petroleum, lead, hexavalent chromium, arsenic, cyanide, PAHs, PCBs, VOCs, asbestos, pesticides and rodenticides), the health of the impacted resident sensitive populations will be significantly improved. **For example, we expect elevated lead levels in children in Lawrence (currently three times the state rate) to decline, along with the elevated asthma rates in the general population (currently 67% higher than the statewide average.)** Redeveloping these abandoned and blighted sites using enhanced building codes and practices will also significantly reduce the present high risk of fire hazard to area residents and businesses. Further, involvement of the community in brownfields redevelopment will build civic commitment and spark a new-found sense of place and pride.

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Properly assessed and remediated sites will also have a *major beneficial impact* on local receiving water quality, including the quality of the Merrimack and Spicket Rivers which traverse the target areas and which are significantly impaired primarily due to chronic elevated levels of PAHs, metals, phosphorus and bacteria. The Brownfields Assessment program will facilitate the implementation of several projects that will beneficially impact the quality of the region's waterways (and associated human health benefits) as well as mitigate the frequency/intensity of flood events:

A few examples are as follows: the cleanup and reuse of a series of **14 blighted public alleyways** that bisect dense residential neighborhoods in Lawrence and incorporate rain gardens and vegetated swales to increase stormwater infiltration and filter suspended contaminants (e.g., heavy metals and PAHs) thereby reducing runoff pollution and flooding of the nearby Spicket and Merrimack Rivers. In 2015, Haverhill enacted its Riverfront Overlay Zoning, and City planners are actively in discussion with developers/owners about redevelopment plans on at least 7 waterfront sites totaling 49 acres. Plans incorporate stormwater best management practices to reduce pollutants. Methuen's Arlington neighborhood and downtown revitalization planning center on brownfields redevelopment. MVPC Assessment and cleanup programs will advance efforts at opening public access and making residents stakeholders in the river's health.

4.b. Economic and Community Benefits

The MVPC Brownfields Assessment Program will encourage community and regional economic development in several ways including strengthening and expanding the Regions' business sector, providing employment opportunities, enhancing education opportunities, and enhancing business revitalization through local hiring, procurement and job training (through our partnership with the Merrimack Valley Workforce Investment Board). The MVPC Brownfields Assessment Program will have a *major beneficial impact* timed with economic recovery to reverse a climate of disinvestment in urban neighborhoods. The program is structured as an economic development tool linked to community-building at the neighborhood level. As already noted, the heavy concentration of Brownfields in this area has had a severe, long-term negative impact on our ability to remove the existing blight, attract and retain viable businesses, provide reliable jobs for our economically-disadvantaged minority population, and broaden a constrained local tax base that is overly-dependent on residential property taxes. With the assessment grant tool, we will be able to leverage a variety of private and public funds to redevelop these sites, thereby building a more robust and diversified economy and providing education opportunities, sorely-needed jobs and affordable housing to the area's large population of minorities and chronically unemployed and underemployed citizens.

For example, funding from our regional assessment program was used at the site of Northern Essex Community College's (NECC) recent expansion project in downtown Lawrence converting a former Brownfield site into the new NECC Allied Health and Technology Center at the heart of one of the most disadvantaged communities in Massachusetts. The 300 new graduates the facility is producing each year is estimated to generate \$12 million in additional health related professional salaries annually. For many area residents, NECC represents the sole viable option for higher education, training, & upward mobility. With this new facility, the College is better able to address critical labor needs in the Merrimack Valley and help the region adapt from a manufacturing base to a service base economy.

5. Programmatic Capability and Past Performance

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5.a. Audit Findings. MVPC has managed prior EPA grants without adverse audit findings. All funds were expended in a timely manner and all administrative reports (quarterly, annual, closeout) were completed and submitted on time. An annual audit of all MVPC financial records is performed by an independent certified public accountant to evaluate and certify contract activities.

5.b. Programmatic Capability. Since its establishment in 1959, MVPC has received and managed federal and non-federal grants, including our current EPA Brownfield Assessment and Brownfields RLF grants. Over the past ten years we have successfully managed over \$15 million in funding from numerous federal agencies and private foundations funding projects related to Brownfields, transportation, economic development, GIS mapping and land use planning & analysis. MVPC currently has full-time staff of 15 planning professionals and support staff. We have established well defined management protocols and systems in place for all components of grant management including accounting, file management, financial, audit, progress reporting, payroll, contract procurement and oversight.

Karen Sawyer Conard, MVPC Executive Director (appointment effective Jan. 2017) has more than 20 years' experience in planning and economic development at the local and state levels, most recently as Planning and Economic Development Director in the City of Peabody, MA. Her team at MVPC includes **Joseph Cosgrove, Brownfields Program Mgr.**, with 30 years' experience in public administration including planning/development work at the city, regional and state level in Massachusetts. He currently manages MVPC's Brownfields Cleanup RLF Program and is directly responsible for implementing the Assessment Program. Prior to joining the MVPC team in 2014, Mr. Cosgrove served 14 years as Planning/Development Director at the MBTA, the fifth largest transit agency in the country.

MVPC finance administrator, Jen Dunlap, has more than 15 years' agency experience and will maintain grant financial records including accounting, grant disbursement oversight, arranging annual audit, and processing fund drawdown. **Michael Parquette, Comprehensive Planning Manager**, has three decades of experience in community planning and development, including downtown revitalization, management of CDBG projects, and operation of a municipal RLF. He will assist in the evaluation of prospective assessment sites with the goal of selecting projects with high potential for advancing HUD/EPA/DOT livability principles including environmental justice and support of existing, established neighborhoods.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes. The mechanism for tracking, measuring and evaluating progress and achieving our program outcomes (short and long-term) is measured through our quarterly EPA reports. In addition, project site information including leveraged investment and beneficiaries are updated regularly as projects progress in the EPA ACRES database and through our in-house GIS database of sites. Upon notification of award, MVPC will prepare the required Cooperative Agreement Work Plan with EPA. The work plan will outline the overall project schedule and project budget and will identify the various stages, work tasks, required benchmarks, and milestones that will be tracked and measured during grant implementation. By connecting the outputs to our work plan will provide an important way to link the results of the grant funding with EPA's strategic plan as well as demonstrate to Congress the tangible results of the Brownfields grant program.

5.d. Past Performance and Accomplishments. 5.d.i. Currently or Has Ever Received an EPA Brownfields Grant. 5.d.i.1. Accomplishments. MVPC has been awarded four prior EPA

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brownfields assessment grants (hazardous substances and petroleum). Grant awards in FY 2003 (2), 2006 (2), 2009, and 2012 have been fully expended and project closeouts completed in compliance with all cooperative agreement workplan, schedule, and reporting requirements.

MVPC USEPA Brownfields Grants History	Amount	Grant Type	Contaminant Class	Grant Status	Ph I ESA Sites	Ph II ESA / Add. Assess.	Cleanup Sites	Remaining Funds
BF00A00246(FY16)	\$820K	RLF	Haz/Pet	Open	-	-	-	\$820K
BF96163801(FY12)	\$200K	Assess	Haz	Closed	4	6	-	\$0
BF96109001(FY09/14)	\$1,375	RLF	Haz/Pet	Open	-	-	5	\$418K
2B9610/201(FY09)	\$400K	Assess	Haz/Pet	Closed	16	10	-	\$0
BF97156701(FY06)	\$400K	Assess	Haz/Pet	Closed	17	11	-	\$0
BF98192401(FY03)	\$400K	Assess	Haz/Pet	Closed	10	7	-	\$0

We have used the EPA grant funds to establish and implement a highly successful District-wide brownfields program that has assessed both hazardous substance and petroleum-contaminated sites. Our workplan outputs and outcomes have included completion of over 80 Phase I/II ESAs and Mass. Contingency Plan response actions. Our sites have ranged from large mill complexes and manufacturing facilities to machine shops, metal-plating shops, commercial trucking depots, dry-cleaners, and abandoned rail corridors. The following MVPC assessment project *accomplishments show our dedication to livability principles and community development through successful public/private partnerships:*

Hamel Mills Lofts Adaptive Reuse: The largest redevelopment project in the Haverhill's history of the City of Haverhill, this 5-acre derelict manufacturing facility was converted into 305 units affordable housing and a public park in the city's downtown commercial district, only ½- block from the MBTA commuter rail station.

NECC Allied Health and Technology Center: Northern Essex Community converted an abandoned Brownfield site adjacent to its downtown Lawrence campus into a new Allied Health and Technology Center, bringing over 1,000 additional students into downtown Lawrence each week. The spin-off to existing businesses in the area is enormous. The new graduates the facility produces each year generate an estimated \$12 million annually in additional health related professional salaries.

Rail Trail Projects: MVPC provided environmental assessment services to proposed rail trail projects in Haverhill and Newburyport. These now-completed projects represent 2.5 miles of new exercise paths available to downtown residents.

5.d.i.2. Compliance with Grant Requirements. In managing our EPA Brownfields assessment grants, we have consistently followed our Cooperative Grant Agreement terms and conditions as well as our Work Plan commitments, and we have successfully completed all Pre-Award Community Notification requirements, financial status reports, and submitted our Quarterly Reports on time and as required by EPA. MVPC Program reporting in ACRES and quarterly report submittals are current and consistently submitted on time.

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APPENDIX A

THRESHOLD CRITERIA

1) APPLICANT ELIGIBILITY

The Merrimack Valley Planning Commission is a regional governmental entity “Regional Council” established in 1959 under Massachusetts General Laws Chapter 40B. (See **Appendix B** Summary Description of MVPC organization, membership & purpose; Background on Massachusetts regional planning agencies.)

2) COMMUNITY INVOLVEMENT

MVPC with this Grant Application has enhanced its community outreach and engagement in partnership with Groundworks Lawrence, a community-building non-profit. Outreach target will be to the urban core Merrimack Valley communities of Lawrence, Haverhill, and Methuen.

The MVPC maintains a collaborative relationship with community and municipal stakeholders and has strategically developed an organizational Public Participation Plan to foster collaboration in an all-inclusive manner. It utilizes multiple communication channels to distribute information to, and solicit input from, affected constituencies. The MVPC communicates with the public by using one or more of the following tools:

- MVPC website
- Public media (including local minority and non-English newspapers, radio stations, and television stations)
- Press releases
- Posters, display boards, and flyers
- Project fact sheets
- Brochures
- Newsletters
- Mailing and email lists
- Information stands at local events
- Social media, i.e. Facebook; email distribution lists, and media venues
- Legislative briefings
- Presentations, public meetings, public hearings, open houses, and workshops
- Neighborhood associations and civic group regular meetings and mailings

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MVPC Information on MVPC Web Site

The MVPC website (www.mvpc.org) contains an Environmental Management page that serves as the MVPC's landing page for its Brownfields program, project, and activity information. Staff posts public notices of all MVPC meetings, public hearings, and public comment periods on this site, along with information about MVPC programs, projects, and activities. Some programs and projects that have dedicated locations on the MVPC website include:

- Information about upcoming meetings
- Plans, studies and project fact sheets/presentations
- Summary notes for meetings/workshops

Project websites are important tools for persons who cannot attend meetings. Accordingly, the MVPC is now posting its meeting minutes on www.mvpc.org/transportation with a look-back period of up to one (1) year. Members of the public can review presentations and meeting summaries – and may email questions or comments to the MVPC staff at any time.

Meeting Notice Content and Distribution

The MVPC announces all meetings, public hearings, open houses, workshops, and public comment periods through either press releases, mailings, and/or the distribution of informational meeting flyers as well as placing meeting information on the MVPC website. It publishes Notices in local English newspapers and in Rumbo, the Merrimack Valley region's newspaper serving its Spanish-speaking population. If the project has an impact on low income or minority populations, staff may place notices in media covering the region's local, minority, and non-English communities. Meeting notices include information about getting to a meeting location using public transportation, when transit is available. The MVPC Notices let people know they can request foreign language assistance, sign-language interpreters, and other accommodations for persons with disabilities (with timely notification). The Notices also provide staff contact information for questions or concerns. Staff can also have meeting information and handouts translated into languages other than English upon request.

Public Meetings, Open Houses, and Workshops

Public Meetings

The MVPC holds public meetings to present information and obtain input from community residents, businesspeople and other interested parties. In addition, the MVPC strives to create discussion and dialogue, which it believes are more productive

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for all participants. It tailors meetings to specific issues or community groups in an informal or formal style.

Open Houses

MVPC members and staff participate in Open Houses. Open Houses are less formal settings held to raise awareness and stimulate participation.

Open Houses do not have formal agendas, discussions, or presentations. They are informal gatherings where people can obtain information about a plan, program, or project. Attendees receive information informally from exhibits and staff, and are encouraged to give opinions, make comments, and state preferences to staff, orally or in writing. Informal presentations, audio/visual shows, and one-on-one discussions can take place continuously throughout the event. The Open House meeting space usually consists of a reception area; a presentation area for slide shows or short talks; areas for one-on-one discussions between community people and agency staff members; and background information displays, activities to date, work flow, and anticipated next steps, accompanied by an array of primary subject panels. Meeting sponsors typically schedule Open Houses for substantial portions of a day or evening, so that people can drop in at their convenience and participate fully.

Workshops

The MVPC schedules workshops around a particular topic or activity and typically involve a relatively small group of people who want to participate intensively. These events are usually one to three hours in duration, and small groups work on a specific agenda. MVPC staff members provide information, answer questions, and participate as individuals in workshops. Workshops are inherently participatory and encourage a “working together” atmosphere.

Public Hearings

The public hearing is a formal opportunity for members of the public to make recorded statements of their views before decisions on a given plan or project. Public hearings are a specific, observable administrative benchmark for public involvement and are required by the federal government for many transportation projects. Such meetings often have specific legal requirements.

MVPC and other government agencies hold public hearings at one or more stages of a plan or project's development. The MVPC holds public hearings during development of its Transportation Program PPP, RTP, TIP, and UPWP – once drafts of these documents are developed, and in its Environmental Brownfields Program public review of site-specific project cleanups including public review of the required Analysis of Brownfield Cleanup Alternatives (ABCA). Members of the public are given opportunity to comment, either orally or in writing. MVPC maintains an administrative record of

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public hearings which includes meeting minutes, comments received and responses to all significant and appropriate comments.

2.2 Meeting Facilities and Accessibility

The MVPC is required to hold public meetings, open houses, workshops, and public hearings in accessible facilities that are at locations close to or directly served by fixed-route transit service. MVPC staff makes every effort to match meeting locations with anticipated audience size, information it will present, and type of engagement required. The MVPC holds most of its meetings in the MVPC Conference Room, which accommodates up to 25 persons. MVPC staff also hosts meetings in the region's municipal buildings, particularly when additional seating capacity is needed. MassDOT, the MBTA, and the MVRTA sometimes consult with the MVPC staff when scheduling and choosing locations for project meetings they host in the MVPC region.

The MVPC prepares for the meetings it sponsors by analyzing a project area's demographics to determine whether it should translate notices into languages other than English. The MVPC then circulates a meeting notice advising that:

- its meeting location is accessible;
- its handout materials can be made available in alternative formats, i.e. Braille, large print, and/or other audio format (i.e. MP3);
- its handout materials can be made available in languages other than English, and
- language interpreters, sign language interpreters, CART translators, etc. can be requested, with specific information on how to request these accommodations.

2.3 Tailoring MVPC Outreach to Underserved People

The MVPC staff schedules a room, posts notices, and ensures that accommodations are in place to generate well-attended meetings. It also conducts outreach to encourage attendance, particularly among groups protected by the anti-discrimination laws with which the MVPC commits to comply with.

Traditionally, conventional outreach methods have not engaged many people in minority and low-income communities, as well as those with low literacy and/or limited English proficiency. Outreach to traditionally underserved groups helps ensure that all constituents have opportunities to affect the decision-making process. It sets the tone for subsequent project activities and promotes a spirit of inclusion. The greater the consensus among all community members, the more likely the position agreed upon will aid in decision making for the plan, program, or project. Inclusive outreach efforts are particularly useful because they:

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- provide fresh perspectives to project planners and developers;
- give the MVPC firsthand information about community-specific issues and concerns;
- allow the MVPC to understand potential controversies;
- provide feedback to the MVPC on how to get these communities involved, and
- ensure that decisions will best meet all of the communities' needs. The MVPC staff endeavors to understand the full range of a community's needs in order to create more responsive and innovative plans. By interacting with community members, MVPC staff gains insight into the reasons why community members agree or disagree with proposed plans or projects.

3) SITE ELIGIBILITY & PROPERTY OWNERSHIP ELIGIBILITY

Not applicable. MVPC is applying for a Community-wide Assessment Grant. In implementing the grant, MVPC's site application intake review process by the Program Manager with Legal Counsel, EPA Program Officer and MassDEP Brownfields Coordinator will ensure that participating sites meet EPA definition as a Brownfield, and are eligible for program funding.

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APPENDIX B

Documentation of Applicant Eligibility

MERRIMACK VALLEY PLANNING COMMISSION

District Establishment and Organization

The Merrimack Valley Planning Commission (formerly, Central Merrimack Valley Regional Planning District) was established as a public body corporate in accordance with Section 3, Chapter 40B of the Massachusetts General Laws, as amended. The organization meeting was held on July 10, 1959 and, pursuant to the provisions of said Section, on October 14, 1959 the then Department of Commerce (now Department of Commerce and Development) defined the area of jurisdiction of the Central Merrimack Valley Regional Planning District as composed of its constituent municipalities; namely, the City of Lawrence and the Towns of Andover, Methuen and North Andover. On August 10, 1966 the area of jurisdiction was expanded to include the City of Haverhill and the Towns of Boxford, Groveland, Georgetown, Merrimac, and West Newbury, but only Haverhill, Merrimac, and West Newbury voted to join the District at that time. In 1968 the Town of Groveland voted to join the District. On July 3, 1968 the area of jurisdiction was expanded to include the City of Newburyport and the Towns of Amesbury, Newbury, Rowley and Salisbury, but only Newburyport and Amesbury voted to join the District. In 1971 Georgetown and Salisbury voted to join the District. In 1977 the Town of Newbury voted to join the District, in 1979 the Town of Rowley voted to join the District, and in 2000 the Town of Boxford voted to join the District.

During 1971 the District voted to change its name to the Merrimack Valley Planning Commission.

District Membership

The Merrimack Valley Planning District presently consists of 15 municipalities; namely, the five cities of Amesbury, Haverhill, Lawrence, Methuen, and Newburyport; and the 10 towns of Andover, Boxford, Georgetown, Groveland, Merrimac, Newbury, North Andover, Rowley, Salisbury, and West Newbury. Each municipality is represented by one member appointed from the planning board and one alternate appointed by the mayor, town manager, or selectmen.

In 1984 the MVPC secured passage of a provision that allows for the appointment of a Representative-at-Large who represents the area's minority populations.

District Purpose and Function

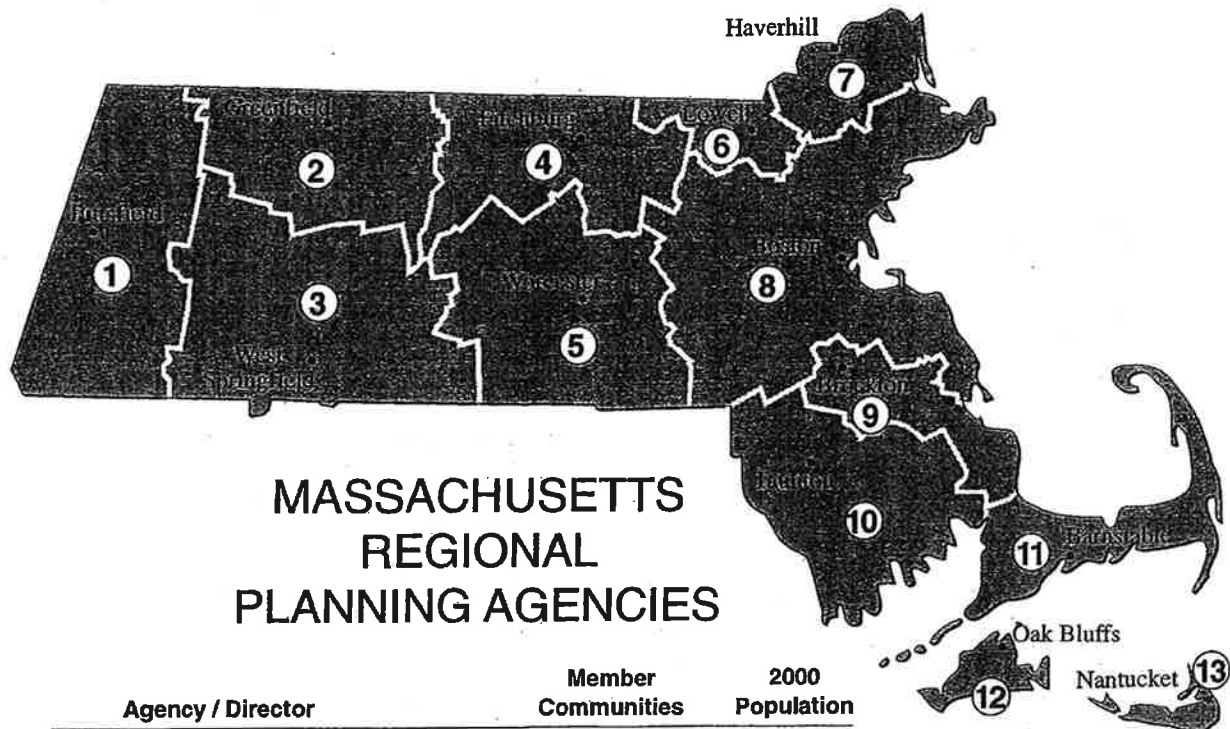
The Commission was established primarily to assist municipalities to plan jointly, and to promote with the greatest efficiency and economy the coordinated and orderly development of areas within its jurisdiction and the general welfare and prosperity of its citizens. The Commission members, alternates, and advisory committee members receive no compensation other than reimbursement for certain allowable expenses.

The Commission is directed by statute to make careful studies and plans of the District's resources, opportunities, and needs, and, on the basis of such comprehensive studies and plans, to recommend undertakings for the physical, social, and economic improvement of the District.



BACKGROUND INFORMATION ON MASSACHUSETTS REGIONAL PLANNING AGENCIES

- Who We Are:** The Massachusetts Association of Regional Planning Agencies (MARPA) is a statewide organization of the commonwealth's 13 regional planning agencies (RPAs). Each RPA, in turn, comprises representatives of the member cities and towns constituting its geographic region. Although Massachusetts' RPAs are public service agencies, they are not direct arms of the federal or state governments. Rather, they are consortia of local governments that have banded together under the provisions of state law to address problems and opportunities that are regional in scope. The regional planning areas delineated for each of Massachusetts' 13 RPAs are designated by state enabling legislation as special state districts.
- Each RPA is governed by a board formed of representatives from its member communities. Planning professionals on RPA staffs work with their boards and with many public agencies and officials to define and direct solutions to area-wide problems that cannot be solved by member communities working alone.
- What We Do:** The regional planning agencies in Massachusetts are public organizations that encompass a multi-jurisdictional regional community. These RPAs serve the local governments and citizens within their planning districts by dealing with issues and needs that cross city, town, county, and even state boundaries through planning, policymaking, communication coordination, advocacy, education, analysis, and technical assistance. The 13 regional planning agencies that form MARPA are advisory bodies to member communities, private business groups, and state and federal governments, providing research and analysis services and helping to implement planning in areas such as economic development, community and rural development, infrastructure development and maintenance, environment and land use, regional and municipal services, solid waste management and recycling, historic preservation, transportation and transit, GIS mapping and graphics services, technical assistance to member communities, housing, bikeway planning and development, and regional information.
- Where We Are:** Massachusetts' 13 regional planning agencies cover the entire state with planning areas of varying sizes. There are approximately 600 similar planning organizations nationwide.
- When We Were Created:** In 1955, Massachusetts became one of the first states in the nation to enact statewide enabling legislation that allowed for the creation of regional planning agencies. Within a decade and half, all 13 Massachusetts RPAs had been legally established, encompassing a majority of the commonwealth's 351 cities and towns. Today, more than 40 years later, all but a handful of the state's municipalities are active members of their regions' RPAs and are fully engaged in a regional planning process that exists wall-to-wall across Massachusetts.
- Why We Were Created:** Massachusetts' Regional Planning Law, MGL Chapter 40B, was designed "to permit a city or town to plan jointly with cities or towns to promote with the greatest efficiency and economy the coordinated and orderly development of the areas within their jurisdictions and the general welfare and prosperity of their citizens." In essence, city and town governments within each of the 13 state-designated regional planning districts were authorized to voluntarily join together in order to address problems as well as opportunities of regional scope. Regional planning agencies are the umbrellas under which these cities and towns have come together.
- Massachusetts' RPAs promote regional collaboration among their member communities. They are also the primary agencies responsible for increasing communication, cooperation, and coordination among all levels of government as well as the private business and civic sectors in order to benefit their planning regions and to improve their residents' quality of life.
- How We Operate:** Massachusetts' RPAs are funded through modest annual assessments from their member communities, state and federal grant programs, private sector contributions, and service fees, among other sources.



MASSACHUSETTS REGIONAL PLANNING AGENCIES

Agency / Director	Member Communities	2000 Population
1. Berkshire Regional Planning Commission Nathaniel Karns - 413/442-1521	32	134,953
2. Franklin Regional Council of Gov'ts. Linda Dunlavy - 413/774-3167	26	71,535
3. Pioneer Valley Planning Commission Timothy Brennan - 413/781-6045	43	608,479
4. Montachusett Regional Planning Comm. Glenn Eaton - 978/345-7376	22	228,005
5. Central Mass. Regional Planning Comm. Lawrence Adams - 508/459-3318	40	518,480
6. Northern Middlesex Council of Gov'ts. Beverly Woods - 978/454-8021	9	281,225
7. Merrimack Valley Planning Commission Dennis DiZoglio - 978/374-0519	15	318,556
8. Metropolitan Area Planning Council Marc Draisen - 617/451-2770	101	3,066,394
9. Old Colony Planning Council Pasquale Ciaramella - 508/583-1833	15	321,515
10. Southeastern Regional Planning and Economic Development District Stephen Smith - 508/824-1367	27	597,294
11. Cape Cod Commission Paul Niedzwiecki - 508/362-3828	15	222,230
12. Martha's Vineyard Commission Mark London - 508/693-3453	7	14,987
13. Nantucket Planning and Economic Development Commission Andrew Vorce - 508/228-7237	1	9,520

MERRIMACK VALLEY PLANNING COMISSION—FY17 BROWNFIELDS
ASSESSMENT PROPOSAL

APPENDIX C

Documentation of Committed Firm Leveraged Resources

Merrimack Valley Workforce Investment Board

City of Lawrence

City of Haverhill

City of Methuen

MassDevelopment

MVPC Finance—RLF Availability Commitment



439 South Union Street, Suite 102
Lawrence, MA 01843
Phone: 978-682-7099
Fax: 978-794-1901

December 13th, 2016

Joseph Cosgrove
Environmental Program Manager
Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830

Dear Mr. Cosgrove:

The Merrimack Valley Workforce Investment Board (MVWIB) strongly supports the Merrimack Valley Planning Commission (MVPC) FY17 application to EPA for Brownfields Programs Assessment Grant funding and as project partner pledges continued collaborative efforts as outlined in the Memorandum of Understanding executed in 2013 by our two organizations.

As you know, the MVWIB serves as the oversight and policy-making body for federally funded employment and training services in the Merrimack Valley region. We also have a broader role in building work force capacity for a sustainable regional development and fostering strategic partnerships with local leaders in economic development, the K-12 and higher education system, government agencies, chambers of commerce, community-based and labor organizations.

Under the Fall 2013 Local Hiring agreement between MVWIB and MVPC, we both recognize that all Merrimack Valley residents should have the opportunity to participate in the benefits of regional economic development. Our formalized partnership promotes Merrimack Valley resident participation in the implementation of MVPC regional plans and programs including the Merrimack Valley Brownfield Assessment and Revolving Fund Clean-Up initiatives. Particular focus is on local hiring and outreach coordination in the high unemployment Gateway municipalities of Lawrence, Methuen and Haverhill.

The MVWIB pledges, in fulfillment of the MOU and our participation as program partner, to continue our job training service coordination and contractor employment outreach with MVPC. We look forward to regular communication and meetings to share information on projects, community engagement efforts, and contracting opportunities. I will continue to be the point of contact for this effort here at the MVWIB.

Page 2 of 2

We look forward to building on our existing partnership in the next phase of regional Brownfield assessment and cleanup work. Should you need any additional assistance in application or program support, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, reading "Susan Almono". The signature is written in dark ink on a white background.

Susan Almono
Deputy Director



CITY OF LAWRENCE
Office of Planning & Development

DANIEL RIVERA
Mayor & CEO

December 20, 2016

THERESA PARK
Planning Director

Mr. Joseph Cosgrove, Manager
Environmental Program
Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830

ABEL VARGAS
Business & Economic
Development Director

Mr. Cosgrove:

225 Essex Street
Third Floor
Lawrence, MA 01840
978-620-3510

I am writing this letter of support commitment for the Merrimack Valley Planning Commission's (MVPC) applications to the US EPA FY2017 Brownfields Assessment Grant Funding.

PASCUAL "PAT" RUIZ
Inspectional Services
Director

Brownfields redevelopment is central to our community vision of a revitalized, healthy community of work and opportunity. Lawrence is committed to partnership with MVPC. The Office of Planning & Development manages the City's Community Development Block Grants totaling almost \$1,400,000.00. This money is for community development and revitalization activities that can be coordinated with Assessment and Brownfields Clean-up program funding towards transformation of some of our City's most neglected areas.

PETER BLANCHETTE
Building Commissioner

200 Common Street
Room 210
Lawrence, MA 01840

After a difficult economic period, Lawrence is poised to make real progress with a new civic spirit and regional capacity tools for community development including the Brownfields Assessment and financing programs.

www.cityoflawrence.com

Lawrence Community Development is actively working with developers and stakeholder groups in redevelopment plans on brownfields site including the former Tombarello site on Marston Street, the Merrimack St. Corridor and the Making the Visible Difference planning area target of the abandoned Manchester-Lawrence Rail Corridor where design is underway for multi-use trail.

We look forward to working with you on this important initiative.

Sincerely,


Theresa Park, Director
Office of Planning & Development



WILLIAM PILLSBURY, JR., DIRECTOR
TELEPHONE: 978-374-2344 V/TDD
FAX: 978-374-2332

**CITY OF HAVERHILL
COMMUNITY DEVELOPMENT**

CITY HALL, ROOM 309
FOUR SUMMER STREET
HAVERHILL, MA 01830-5843

December 20, 2016

Joseph Cosgrove, Environmental Program Manager
Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830

Re: MV Planning Commission application for Brownfields Assessment funds

Dear Mr. Cosgrove:

The City of Haverhill is proud to be an active partner in the Merrimack Valley Planning Commission's 2016 Brownfields Assessment application to the United States Environmental Protection Agency (EPA).

The City of Haverhill (population 62,000) is a HUD Entitlement Community that annually receives Community Development Block Grant (CDBG) funding. The City is willing to expend up to \$100,000 in CDBG funds to further leverage any EPA grant funds if further assessment or remediation funds are needed to satisfy the needs of critical redevelopment projects.

Post-Recession, Haverhill features several formerly industrial properties that are ripe for redevelopment, with several sites undergoing active developer scrutiny. With its location, amenities, small town yet urban lifestyle, convenient highway and rail access, and affordability just outside the Greater Boston real estate market, Haverhill is primed for, and welcoming of, new growth.

The City's Riverfront Overlay Zoning and expedited permitting are enhancing active brownfields redevelopment that is leading to actual successes, many along the transformed Merrimack River, once an open industrial sewer and now a burgeoning clean waterway. Relevant sites that represent active brownfields redevelopment opportunities include:

- **former Hoyt and Worthen Tanning Corporation** complex, a 3.25-acre site of old tanneries and machine shops along the Bradford (south) side of the Merrimack River's banks at 47-60 Railroad Street, with potential hazardous contamination. A proposed residential redevelopment has developer interest;
- **Friends' Landing site**, a 1.2 acre downtown riverfront parcel at 85 Water Street, where a large residential development is planned with a waterfront park and docks, with potential contamination from past industrial use;
- **former Gerson Furniture complex**, a 0.382 acre site at 181-215 Washington Street with several dilapidated storage and showroom facilities that is slated to

be demolished and replaced with 44 units of new veterans housing. This site by the Comeau Bridge is suspected of asbestos and lead contamination;

- **former Haverhill Paperboard site**, a 35.7 acre parcel along the Bradford side of the Merrimack River at 90-99 South Kimball Street that housed a paper mill until 2008. This demolished site is now more suitable as a mixed-use residential and retail redevelopment and has active interest, but suspected hazardous and petroleum contamination;
- **Stevens Street Mill sites** include a 4.21 acres with a dam along the Little River, the city's leading tributary into the Merrimack. The **Shain Mill** at 14-16 Stevens Street is highly visible brick edifice along Route 97 was Haverhill's first mill building, and has been seized by the City for tax title issues. It has known asbestos issues and a huge 100,000 gallon UST under its parking lot that provided #6 oil to power the building along with the dam. Next door is the demolished **former Hudson Mill** at 30 Stevens Street, an abandoned brick and wood mill site that suffered a 7-alarm blaze in September, 2015. Both sites are being added to the State's 40R Smart Growth zoning district to be redeveloped, and there is much interest.
- **former Ornstein Heel Factory Site** is a 4.162 acre property taken for City tax title along the Merrimack River near the Bradford Commuter Rail Station and Rail Trail. It is demolished, vacant and overgrown, with suspected arsenic and other hazardous contamination. This Railroad Avenue site has developer interest as a riverfront park and affordable housing development. An adjacent privately owned former Getty station at 236 South Elm Street is a 1.3 acre vacant, dilapidated, petroleum-impacted eyesore at the end of the Comeau Bridge, and is being offered along with the city parcels.
- **National Grid** also has several sites along the waterfront that are being decommissioned or revised, opening up over 2.6 acres at 165 Water Street as well as parcels in Bradford.

These sites would all potentially benefit from additional brownfields assessment as part of this application. Any of these examples would provide significant economic opportunities as well as protection of the Merrimack.

The City looks forward to being an active participant in the effectuation of any Brownfields grants from the EPA to the MVPC. If you have any further questions or concerns, please feel free to contact me.

Sincerely,



Andrew K. Herlihy
Division Director, Community Development Department
Brownfields Grants Manager
City of Haverhill



City of Methuen, Massachusetts
Department of Economic & Community Development
The Searles Building, 41 Pleasant Street
Methuen, Massachusetts 01844
Telephone (978) 983-8560 Fax (978) 983-8976

Stephen N. Zanni
Mayor

William J. Buckley
Director

December 20, 2016

Dennis DiZoglio, Executive Director
Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830

Dear Mr. DiZoglio,

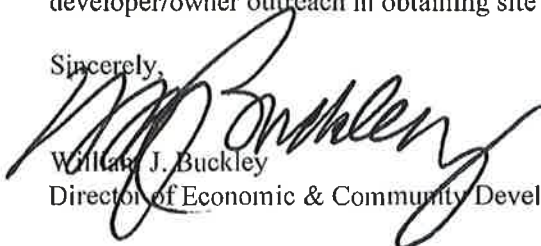
I am writing this letter of support for the Merrimack Valley Planning Commission's (MVPC) application to the US EPA FY2017 Brownfields Assessment Grant Program and pledge to coordinate our Small Cities CDBG and other funding with the MVPC-led regional Brownfields initiative.

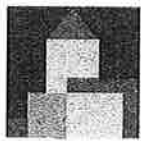
The City of Methuen is currently managing \$812,825.00 in FY16 CDBG funds towards Housing Rehabilitation, Architectural Barrier removal, and Public Social Services. The City is in the process of preparing the FY17 CDBG Grant Application requesting approximately \$500,000.00 in funds towards Housing Rehabilitation, Public Infrastructure, Planning and Public Social Services, that can be used with Brownfields Assessment and MVPC RLF financing to implement our comprehensive program for central business district and the Methuen Arlington Neighborhood revitalization. Mayor Zanni has established the Downtown Visioning Committee whose mission is to develop bold and innovative strategies to establish Downtown Methuen as a vibrant, mixed-use district with new and existing dining, shopping, residential and cultural destinations. Through this Committee the City completed an Urban Land Institute (ULI) Technical Assistance Panel (TAP) to solicit feedback from key stakeholders in the Downtown. This presentation inspired new interest in the downtown among property owners and the community.

The committee is comprised of both private and public stakeholders that bring a unique perspective to the table. Each stakeholder is directly affected by the conditions that have plagued the downtown; from business owners struggling to get customers, property owners that have underutilized or abandoned properties, to previous elected officials and city residents. These individuals also bring their own experience as realtors, planners, lawyers, developers, engineers, etc. to the table. The diversity allows the group to be objective with a vested interest in the downtown and its revival.

The City is deeply committed to this initiative and, in addition to our CDBG program investment; we pledge to assist in developer/owner outreach in obtaining site access as well as aid in promoting public information & education meetings.

Sincerely,


William J. Buckley
Director of Economic & Community Development



MASSDEVELOPMENT

99 High Street
Boston, Massachusetts
02110

Tel: 617-330-2000
800-445-8030

Fax: 617-330-2001

www.massdevelopment.com

December 19, 2016

Mr. Dennis DiZoglio
Executive Director
Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830

Dear Mr. DiZoglio:

I am writing this letter to support the Merrimack Valley Planning Commission's efforts to obtain \$300,000 in FY17 Assessment Grant funding from the U.S. Environmental Protection Agency. As an Agency that frequently partners with you on advancing economic development projects on Brownfield sites, I am confident that you will use these funds to effectively undertake the redevelopment of contaminated sites throughout the region and leverage scarce dollars.

CHARLES D. BAKER
Governor

KARIN E. POLITO
Lieutenant Governor

JAY ASH
Chairman

MARTY JONES
President and CEO

In 1998, the Massachusetts Legislature created the Brownfields Redevelopment Fund to encourage development in economically distressed areas and begin transforming formerly contaminated properties into productive sites for housing, commercial development and open space. As the administrator of the Fund, MassDevelopment has made nearly 700 individual awards to non-profit organizations, municipalities, private developers and other organizations totaling \$78,694,176. However, recapitalization of our Fund remains flat while demand for site assessment funding continues to grow, requiring the Agency to look to partners like the Merrimack Valley Planning Commission to ensure sufficient and ready access to capital for early stage environmental project work.

As funding grows scarcer and project costs continue to rise, municipalities will need access to multiple sources of site assessment and remediation funds. Our ability to jointly contribute funds and technical assistance has enabled the continued advancement of numerous Brownfield redevelopment projects throughout the region including: the Lower Millyard Project (Amesbury), Union Crossing (Lawrence), Coastal Metals (Merrimac), and 29 Elm Street (Salisbury). We also hope to have your continued collaboration as our Agency undertakes the another year of our Transformative Development Initiative which will provide focused attention on districts in Gateway Cities that require accelerated assistance, particularly in Haverhill. Loans and grants of site assessment funds are often the early money, creating the spark that helps attract other resources necessary for the redevelopment of a brownfields site. Without our combined resources, it is likely that these projects may not be realized.



MASSDEVELOPMENT

99 High Street
Boston, Massachusetts
02110

Tel: 617-330-2000
800-445-8030

Fax: 617-330-2001

www.massdevelopment.com

The Merrimack Valley Planning Commission's Brownfields Program is a regional economic development resource that serves as a substantial complement to our Agency's site assessment and remediation program in helping redevelop underutilized economic development assets. We fully support your efforts to secure these funds so that our Brownfield partnerships can continue for years to come.

Sincerely,

Eleni Varitimos
Vice President
Community Development

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

JAY ASH
Chairman

MARTY JONES
President and CEO



**Merrimack Valley
Planning Commission**
plan • develop • promote

December 20th, 2016

EPA Brownfields Program
FY 17 Assessment Grant Application
Region 1—Post Office Square
Boston, MA

Dear Sir/Madam:

This is to confirm the following account balances available through the MVPC Revolving Loan Fund Program for loan/subgrants to be leveraged in property remediation financing with the proposed targeted use of FY17 EPA Assessment Grant award to MVPC's program.

Grant Year	Loan/Subgrant CleanUp Financing Funds Available
FY 10/14 Revolving Loan Fund Grant	\$316,000
FY16 Revolving Loan Fund Grant	\$546,000
Total	\$862,000

Should you have any questions, please feel free to contact me at 978-374-0519 x11

Sincerely,

Jen Dunlap
Finance Administrator

MERRIMACK VALLEY PLANNING COMISSION—FY17 BROWNFIELDS
ASSESSMENT PROPOSAL

APPENDIX D

Other Organizational Leveraged Commitments

Groundwork Lawrence

Northern Essex Community College

Mt. Washington Alliance, Haverhill

Ipswich River Watershed Association

Greater Haverhill Chamber of Commerce

Merrimack Valley Chamber of Commerce



Groundwork LAWRENCE

Changing Places.

Changing Lives.

December 14, 2016

Dennis Dizoglio
Merrimack Valley Planning Commission
160 Main Street
Haverhill MA 01830

Dear Dennis,

Groundwork Lawrence (GWL) is in full support the Merrimack Valley Planning Commission's (MVPC) application to the U.S. Environmental Protection Agency for its FY2017 Brownfields Assessment Grant. GWL has been making change happen since its beginnings in 1999. Through our environmental and open space improvements, healthy food access programs, youth education, employment initiatives, community programming and events, GWL creates the building blocks of a healthy community, and empowers Lawrence residents to improve their quality of life.

GWL has a long history of brownfield revitalization work in partnership with the City of Lawrence, resulting in over \$19 million invested in place-based projects including parks and community gardens. Funded in part with EPA's Brownfield Assessment funding, these projects have transformed former brownfields into open and green spaces. Recently, an EPA Brownfield Assessment funding was used at the Ferrous site, which led to the Commonwealth awarding \$2.75M for GWL to restore the site and construct an urban wild park.

The need for brownfield assessment in the region is high: Lawrence alone has over 300 sites with both petroleum and hazardous substances present. Increased assessment activities also require comprehensive outreach to ensure residents are aware of the recognized environmental constraints and the potential risks to public health within their community. Groundwork is committed to supporting MVPC's assessment program by providing enhanced outreach activities that raise community awareness and support equitable redevelopment. We are also committed to providing Spanish translation services to ensure these efforts reach the broadest possible audience.

GWL strongly supports MVPC's efforts to identify, assess and redevelop the brownfields in Lawrence, Methuen, and Haverhill. Brownfield redevelopment presents tremendous potential in terms of economic, environmental and public health improvements. Please contact me for any assistance at 978-974-0770 x 7009 or hmcman@groundworklawrence.org.

Thank you,

Heather McMann, Executive Director



OFFICE OF THE PRESIDENT

Dr. Lane A. Glenn

Telephone 978.556.3855
Fax 978.556.3665
E-mail lglen@necc.mass.edu

December 13, 2016

Joseph Cosgrove
Environmental Program Manager
Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830

RE: NECC Support and Commitment for MVPC FY17 Brownfields Assessment Application to EPA

Dear Mr. Cosgrove:

On behalf of Northern Essex Community College, I am pleased to offer our enthusiastic support for both the Merrimack Valley Planning Commission's Brownfields Assessment and Revolving Loan fund (RLF) grant applications to the U.S. Environmental Protection Agency. The EPA grants will enable MVPC to provide Assessment funds through the regional Brownfields Program, a resource for documenting environmental contamination and taking steps to clean up urban properties for reuse. A focus on brownfields redevelopment is especially needed in the densely-developed urban centers of Haverhill, Lawrence, and Methuen. Clean-up of abandoned and underused properties will reduce or eliminate longstanding environmental and public health risks to area residents, and will expand job opportunities for the communities' unemployed and under-employed minority workforce.

The purpose of this grant project meshes with the mission of the college: to provide high quality, affordable education, training and community services to a diverse cross-section of traditional and increasingly, nontraditional and disadvantaged populations. For many of its students, especially those from the poorer communities of Lawrence, Methuen and Haverhill, Northern Essex represents the sole, viable option for higher education and upward mobility. As an officially designated Hispanic Serving Institution (by the United States Department of Education), Northern Essex has adopted a proactive stance to support the enrollment of first generation, minority and low income students and to be both proactive and reactive as we develop curriculum and forge new alliances to help our students strengthen their academic performance and increase their scope for career and meaningful employment opportunities.

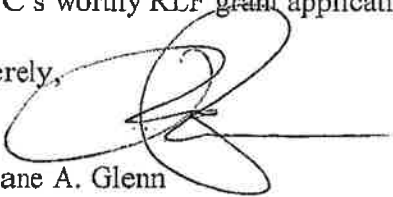
MVPC is well qualified to continue operating a regional Brownfields Assessment program for the Merrimack Valley Region. MVPC serves as the federal (EDA)-designated Economic Development District for the region, providing current data and technical assistance to member municipalities and other entities on a wide array of economic development issues. Over the past 15 years, MVPC has inventoried and evaluated more than 80 properties. Addition Assessment funding is needed to implement urban redevelopment plans and promote property cleanups. The

Brownfields Assessment and existing RLF enjoys the solid support of the region's Comprehensive Economic Development Strategic (CEDS) Committee and regional Brownfields Steering Committee, of which NECC is an active member.

We look forward to building on our strong partnership with MVPC should the RLF grant be awarded. Toward this end, we are pleased to offer our state-of-the-art conference centers in Haverhill and Lawrence as meeting facilities for MVPC's public outreach and involvement forums. Located close to the communities' urban populations, these facilities will provide convenient and comfortable settings for engaging neighborhood groups and citizens in Brownfields re-use planning and redevelopment decision-making.

As a community and economic development partner of MVPC, we applaud MVPC's initiative and leadership in the Brownfields redevelopment arena, and we urge favorable action by EPA on MVPC's worthy RLF grant application. Please contact me if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to be "Lane A. Glenn", written over a horizontal line.

Dr. Lane A. Glenn
President

LAG:cgl



Mount Washington Alliance at Community Action, Inc.

3 Washington Square
Haverhill, MA 01830
978-373-1971/Fax: 978-469-8392
www.mtwashingtonalliance.org



December 20, 2016

Joseph Cosgrove, Environmental Program Manager
Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830

Re: Merrimack Valley Planning Commission application for FFY17 Brownfields
Assessment & Revolving Loan Funding

Dear Mr. Cosgrove:

The Mount Washington Alliance strongly supports the Merrimack Valley Planning Commission (MVPC) proposal to the United States Environmental Protection Agency (EPA) for Federal Fiscal Year 2017 Brownfields Assessment Grant funding. We are ready to partner with the MVPC and pledge to assist the MVPC Brownfields Program in community outreach and education.

Our mission is to improve the lives and economic outcomes of residents of the City's poorest neighborhood, the Mount Washington area by strengthening a sense of community and building opportunity. Our targeted, innovative and multi-pronged efforts are being supported through a prestigious Working Cities Challenge grant from the Federal Reserve Bank of Boston.

Our neighborhood is home to several abandoned lots that detract from our community-building efforts and hinder investment. Working together with MVPC and the City of Haverhill, we hope these brownfield blight areas can be transformed into economic and housing opportunities benefitting residents of the Mount Washington neighborhood. Furthermore, there are properties along River Street, Lafayette Square and other adjacent areas that constitute significant redevelopment opportunities save for the possible presence of contaminating materials.

We can provide assistance in translation service and leafleting/e-mail in distributing information about the MVPC Brownfields Assessment and Revolving Loan Fund assistance available, public outreach meetings, website placement and developer site solicitations.

The Merrimack Valley Brownfields Environmental Assessment Program can be a resource in implementing our vision for a healthier Haverhill and we look forward to working with MVPC.

Sincerely,

John Cuneo
MWA Governance Committee Chairperson

Angie Estévez
MWA Initiative Director



December 15, 2016

Joe Cosgrove
Environmental Planner
Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830

Re: MVPC Application to FY'17 EPA Brownfields Assessment Grant

Dear Mr. Cosgrove:

On behalf of the Ipswich River Watershed Association, I want to commend the Merrimack Valley Planning Commission (MVPC) for its initiative in regional brownfields cleanup and environmental assessment planning.

The Ipswich River Watershed Association (IRWA) is the voice of the Ipswich River and the region's tributaries. IRWA works with community partners including MVPC to protect nature and make sure that there is enough clean water for people, fish and wildlife, today and for our children and theirs. Cleaning up brownfields and managing urban stormwater runoff are critical to improving the conditions of our rivers and streams. According to the EPA, 55% of the Commonwealth's water impairments are attributable to pollutants from stormwater drainage.

We strongly support the MVPC initiative and their application to the EPA for a FY'17 Brownfields Assessment Grant, and we pledge to assist MVPC in community outreach and in site selection and priority-setting as requested. We look forward to building on our existing partnership in the next phase of regional Brownfield assessment and cleanup work. Should you need any additional assistance in application or program support, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wayne Castonguay". The signature is fluid and cursive, with a large, sweeping "W" and "C".

Wayne Castonguay
Executive Director



December 15, 2016

Joseph Cosgrove
Environmental Program Manager
Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830

Re: FY17 EPA Brownfields Assessment Application of Merrimack Valley Planning Commission

Dear Mr. Cosgrove:

On behalf of the Greater Haverhill Chamber of Commerce, I want to affirm our organization commitment to partnership support with the Merrimack Valley Planning Commission (MVPC) in Brownfields Program outreach to businesses and developers.

The Chamber is an advocate for building a healthy economic environment in the Greater Haverhill area and that improves plans for transformative development through brownfields reuse in our urban cores.

We strongly support the MVPC initiative and the applications to EPA for FY17 Brownfields Assessment Grant and pledge to assist MVPC in business community, participation on the project Steering Committee and assistance in site selection/priority-setting. We look forward to building on our existing partnership in the next phase of regional Brownfield assessment and cleanup work. Should you need any additional assistance in application or program support, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly J. Donovan", is written over a light blue horizontal line.

Beverly J. Donovan
President/CEO

Greater Haverhill Chamber of Commerce
80 Merrimack Street, 2nd Floor | Haverhill, MA 01830
978-373-5663 | www.haverhillchamber.com



Merrimack Valley Chamber of Commerce

----- *The Best Investment For Your Business* -----

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www.merrimackvalleychamber.com



December 15, 2016

Joseph Cosgrove
Environmental Program Manager
Merrimack Valley Planning Commission
160 Main Street
Haverhill, MA 01830

Re: FY17 EPA Brownfields Assessment Application-- Merrimack Valley Planning Commission

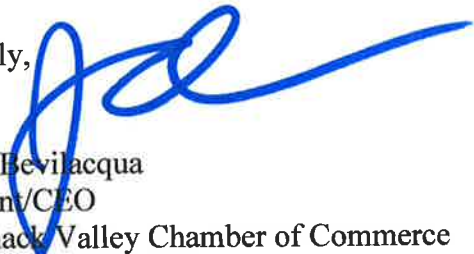
Dear Mr. Cosgrove:

On behalf of the Merrimack Valley Chamber of Commerce, I want to affirm our organization commitment to partnership support with the Merrimack Valley Planning Commission (MVPC) in Brownfields Program outreach to businesses and developers.

The Chamber, with 1,000 members, champions regional efforts at promoting sustainable development and building effective partnerships between business and industry projects that can make real impact in improving the Merrimack Valley's economic health.

We strongly support the MVPC initiative and the application to EPA for FY17 Brownfields Assessment Grant and pledge to assist MVPC in business community, participation on the project Steering Committee and assistance in site selection/priority-setting. We look forward to building on our existing partnership in the next phase of regional Brownfield assessment and cleanup work. Should you need any additional assistance in application or program support, please feel free to contact me.

Sincerely,



Joseph Bevilacqua
President/CEO
Merrimack Valley Chamber of Commerce
264 Essex Street
Lawrence, MA 01840
(978) 686-0900
JJB@MerrimackValleyChamber.com

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/21/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Merrimack Valley Planning Commission

* b. Employer/Taxpayer Identification Number (EIN/TIN):

04-2324591

* c. Organizational DUNS:

0526616590000

d. Address:

* Street1:

160 Main Street

Street2:

* City:

Haverhill

County/Parish:

Essex

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

01830-5000

e. Organizational Unit:

Department Name:

Environment Program

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Joseph

Middle Name:

M.

* Last Name:

Cosgrove

Suffix:

Title:

Organizational Affiliation:

Environment Program Manager

* Telephone Number:

978-374-0519

Fax Number:

* Email:

jcosgrove@mvpc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

X: Other (specify)

Type of Applicant 3: Select Applicant Type:

* Other (specify):

regional planning-government

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-MVPC region of MA Locus Crossroads of

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Merrimack Valley Planning Commission Area-Wide Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: